

SIGNED.



1 **TIFFANY & BOSCO**  
2 P.A.

2525 EAST CAMELBACK ROAD  
SUITE 300  
PHOENIX, ARIZONA 85016  
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Dated: November 22, 2010

*Sarah Curley*  
SARAH S. CURLEY  
U.S. Bankruptcy Judge

5 Mark S. Bosco  
6 State Bar No. 010167  
7 Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

8 10-11583

9  
10 **IN THE UNITED STATES BANKRUPTCY COURT**  
11  
12 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:  
14 Sheila Sue Lehker  
Debtors.

No. 2:10-bk-09214-SSC

Chapter 13

15 EverBank  
16 vs.  
17 Movant,

O R D E R

18 Sheila Sue Lehker  
Debtors; Russell A. Brown, Trustee.

(Related to Docket #19)

Hearing Date: November 17, 2010

19 Respondents.

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21 **IT IS HEREBY ORDERED** that all stays and injunctions, including the automatic stays imposed  
22 by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real  
23 property which is subject of a Deed of Trust dated April 3, 2003, and recorded in the office of the Maricopa  
24 County Recorder wherein EverBank is the current beneficiary and Sheila Sue Lehker have an interest in,  
25 further described as:

26 LOT SIXTY-NINE (69), SUNRISE AT NORTH CANYON, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,  
IN BOOK 296 OF MAPS, PAGE 19.

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2 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.  
3 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtor converts this case to  
4 another chapter under the U.S. Bankruptcy Code.

5 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
6 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,  
7 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.  
8 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if  
9 Debtors' personal liability is discharged in this bankruptcy case.

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